

Freestanding Pad Building Available

16785 Bernardo Center Dr, San Diego, California

**FOR LEASE OR SALE. FREESTANDING BUILDING
FOR RETAIL, RESTAURANT, OR MEDICAL**



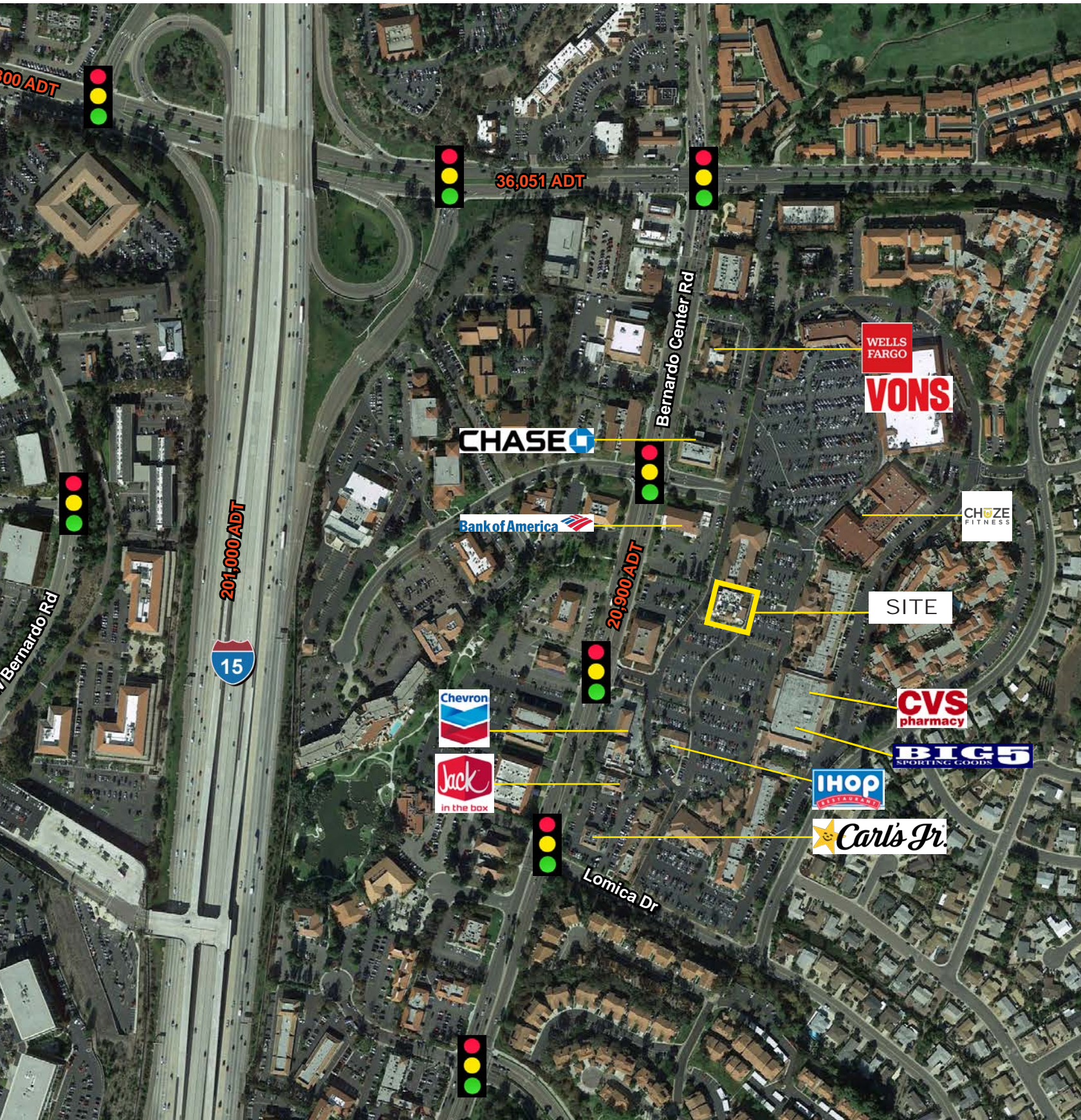
Property Features.

- + High visibility freestanding pad building for sale or lease
- + 8,915 SF building
- + Ideal for owner/user or investment opportunity
- + Well positioned for medical, office, retail or restaurant (existing space highly improved with restaurant FF&E)
- + Located in one of the busiest centers in Rancho Bernardo
- + Shadow anchored by VONS, CVS, Chuze Fitness and others
- + Well located with ample parking and good ingress/egress

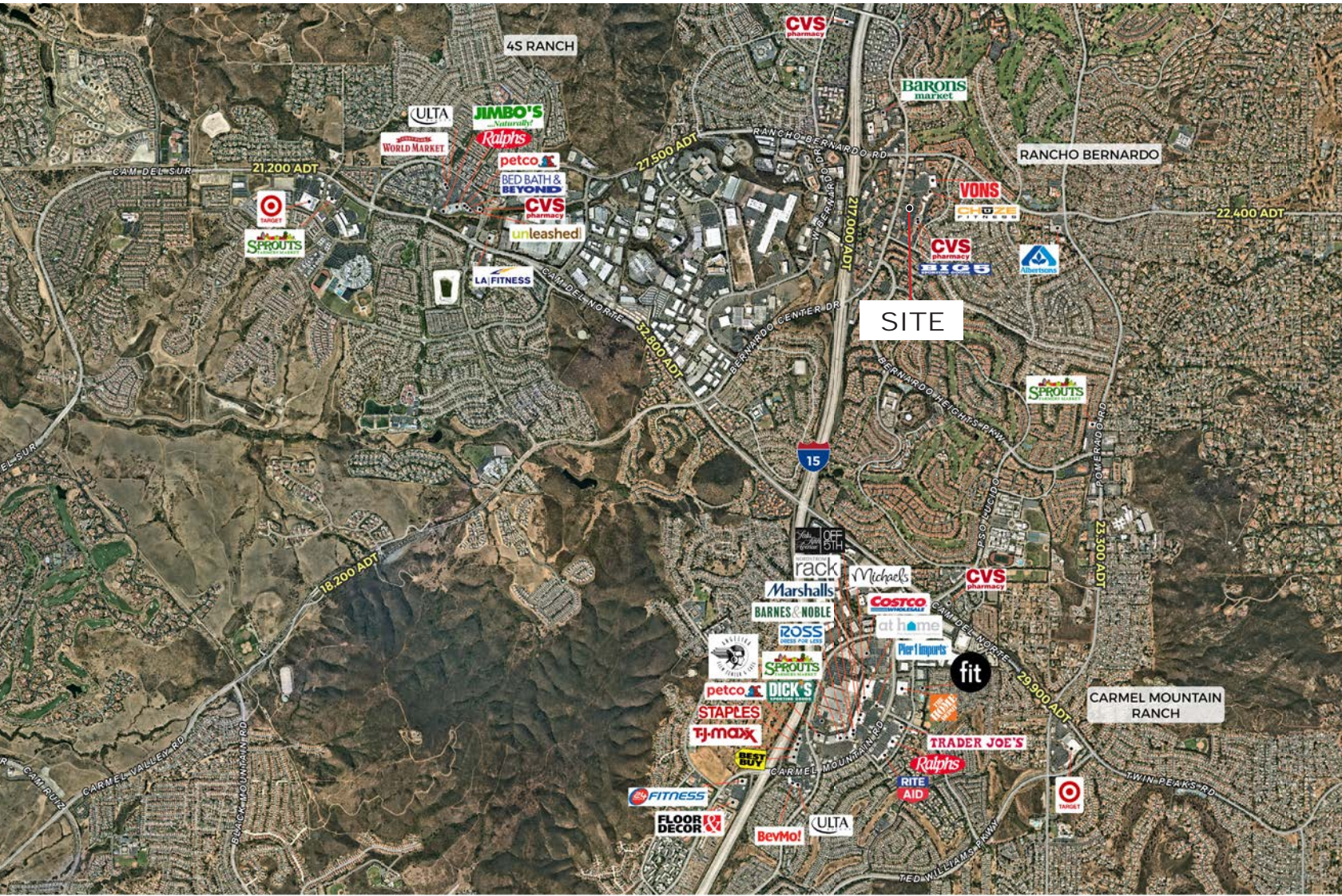
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16785 Bernardo Center Dr, San Diego, California 92128

Rings: 1, 3, 5 mile radii

POPULATION

	1 mile	3 miles	5 miles
Total Population	13,311	83,422	162,529
Projected Population (2022)	13,546	86,313	168,892

HOUSING

	1 mile	3 miles	5 miles
Total Households	6,008	31,572	59,297
Projected Total Households (2022)	6,105	32,413	61,225

INCOME

	1 mile	3 miles	5 miles
Median Household Income	\$100,630	\$119,998	\$120,572
Average Household Income	\$121,607	\$154,394	\$155,652
Per Capita Income	\$54,218	\$58,388	\$56,662
Median Disposable Income	\$78,601	\$95,847	\$96,227
Average Disposable Income	\$89,939	\$107,734	\$108,238

DAYTIME DEMOS

	1 mile	3 miles	5 miles
Total Daytime Population	16,730	89,406	161,903
Daytime Population Workers	9,211	42,796	72,718
Daytime Population Residents	7,519	46,610	89,185

RACE & ETHNICITY

	1 mile	3 miles	5 miles
White	9,461 71.08%	55,002 65.93%	105,789 65.09%
Black or African American	396 2.98%	1,932 2.32%	3,655 2.25%
American Indian & Alaska Native Population	31 0.23%	248 0.30%	619 0.38%
Asian Population	2,366 17.78%	19,465 23.33%	36,480 22.45%
Pacific Islander Population	50 0.38%	212 0.25%	385 0.24%
Other Race Population	347 2.61%	1,961 2.35%	6,349 3.91%
Population of Two or More Races	659 4.95%	4,602 5.52%	9,253 5.69%
Hispanic Population	1,503 11.29%	8,605 10.32%	20,761 12.77%
Non-Hispanic Population	11,808 88.71%	74,817 89.68%	141,768 87.23%

EDUCATION

	1 mile	3 miles	5 miles
Bachelor's Degree	3,436 33.89%	21,376 35.91%	39,464 34.44%
Graduate/Professional Degree	2,715 26.78%	16,904 28.40%	29,459 25.71%

AGE

	1 mile	3 miles	5 miles
Median Age	48.2	43.3	41.9



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